

# Virginia Enterprise Zones

## Local Zone Descriptions

### The Virginia Enterprise Zone Program

Virginia Department of Housing and  
Community Development  
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Department of Housing and  
Community Development

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## INTRODUCTION

The Virginia Enterprise Zone program was established by the General Assembly in 1982 through passage of the Virginia Enterprise Zone Act (§59.1-270 through §59.1-284 of the Code of Virginia). The purpose of the program is to stimulate business and industrial growth in such

### STATE INCENTIVES

In addition to local incentives, the following state incentives are available to help encourage business expansion and new business development within an enterprise zone:

- (1) Ten-year *general income tax credit* against state tax liability in an amount up to 80 percent in year one and 60 percent in years two through ten. For businesses investing \$15 million and creating 50 jobs the amount of credit is subject to negotiation between the business and DHCD.
- (2) *Real property improvement tax credit* equal to an amount of up to 30 percent of qualified improvements to real property with a maximum amount of up to \$125,000 within a five-year period. For rehabilitation projects the business must be an owner-occupant of the property or a tenant making leasehold improvements.
- (3) *Investment tax credit* against state tax liability for businesses investing \$100 million and creating 200 jobs. The percentage amount is negotiable and could be worth up to five percent of the investment.
- (4) *Job grants* of up to \$100,000 per year for full-time, permanent employment positions created by new or expanding businesses. Grant amounts equal \$1,000 for zone residents hired and \$500 for any other positions for each year of a three-year period.

For more information, contact:

**Virginia Department of Housing and Community Development,**  
501 North Second Street  
Richmond, Virginia 23219-1321  
(804) 371-7030,  
[EZONE@dhcd.virginia.gov](mailto:EZONE@dhcd.virginia.gov)  
[www.dhcd.virginia.gov](http://www.dhcd.virginia.gov)

areas, which would result in neighborhood, commercial and economic revitalization of such areas of the Commonwealth by means of regulatory flexibility and tax incentives. An enterprise zone is a distinct geographical area of a county, city or town that is designated by the Governor for a period of 20 years.

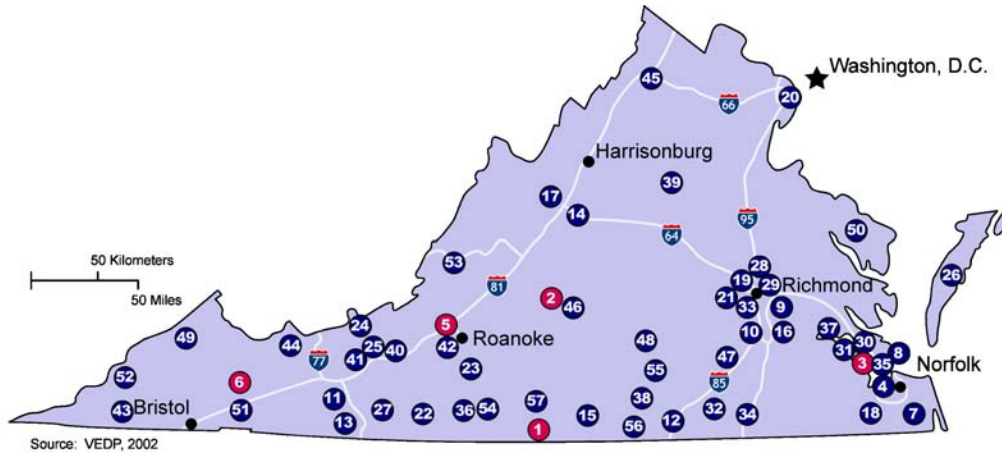
The Virginia Department of Housing and Community Development (DHCD), Office of Community Revitalization and Development administers the program guided by the Virginia Enterprise Zone Program Regulations. The regulations specify criteria and procedures for enterprise zone administration, designation and amendment, and defining the qualification criteria for participating businesses. Each designated enterprise zone has a Local Zone Administrator who is responsible for overseeing the local program and assisting businesses in obtaining state and local incentives.

More than 50 zones are currently designated. This publication highlights each of the zones and describes some of the local incentives that are available. Complete information on local zones can be obtained from the local office listed at the end of each zone summary.

**IMPORTANT:** Contact the local zone office to receive a complete list of local incentives. This document provides highlights, not an entire listing of local incentives.

## MAP OF ZONES

### Virginia's Enterprise Zones



- |                         |                            |                                 |
|-------------------------|----------------------------|---------------------------------|
| 1 Danville              | 18 Suffolk                 | 41 Town of Pulaski              |
| 2 Lynchburg             | 19 Richmond                | 43 Scott                        |
| 3 Newport News          | 20 Richmond/Henrico        | 44 Tazewell                     |
| 4 Norfolk/Portsmouth    | 21 Alexandria              | 45 Warren                       |
| 5 Roanoke               | 22 Chesterfield            | 46 Dinwiddie/Petersburg         |
| 6 Saltville             | 23 Patrick/Stuart          | 47 Charlotte/Lunenburg/Prince   |
| 7 Chesapeake            | 24 Rocky Mount             | 48 Edward                       |
| 8 Hampton               | 25 Narrows                 | 49 Dickenson/Clintwood/Haysi    |
| 9 Hopewell              | 26 Pulaski                 | 50 Lancaster/Northumberland/    |
| 10 Petersburg           | 27 Accomack/Northampton    | 51 Richmond/Westmoreland/       |
| 11 Carroll/Wythe        | 28 Carroll/Hillsville      | 52 Kilmarnock/Warsaw            |
| 12 South Hill           | 29 Brunswick/Lawrenceville | 53 Smyth/Washington/Chilhowie/  |
| 13 Galax                | 30 Greenville              | 54 Glade Spring                 |
| 14 Waynesboro           | 31 Martinsville/Henry      | 55 Wise                         |
| 15 Halifax/South Boston | 32 James City              | 56 Alleghany/Clifton            |
| 16 Prince George        | 33 Mecklenburg/South       | 57 Forge/Covington              |
|                         | 34 Hill/LaCrosse           | 58 Lunenburg/Kenbridge/Victoria |
|                         | 35 Town of Orange          | 59 Mecklenburg/Clarksville      |
|                         |                            | 60 Pittsylvania/Danville        |

● Designation of these zones expired on 12/31/2003. Businesses that have qualified for state incentives prior to this date or are planning to qualify for a taxable year that ended on or prior to this date should contact the Department of Housing and Community Development at 804-371-7066 or [EZONE@dhcd.virginia.gov](mailto:EZONE@dhcd.virginia.gov) for more information.

## **ACCOMACK AND NORTHAMPTON COUNTIES (1995)**

### **VIRGINIA ENTERPRISE ZONE #26**

Accomack and Northampton Counties are located on the south end of the Delmarva Peninsula, strategically situated midway along the Atlantic Seaboard. The enterprise zone comprises 370 square miles and includes all of Northampton County and portions of Accomack County. The zone has a blend of land uses and includes a deep-water port. There are several industrial and business-commercial development clusters throughout the zone.

#### **Jointly Offered Local Incentives**

##### **DISCOUNTED SITE PURCHASE COSTS**

For sites located in the Accomack County Airport Industrial Park, based on the number of new jobs created.

##### **MICROENTERPRISE LOAN PROGRAM**

Loans available to aid small business expansion or small business start-ups.

#### **Northampton County Local Incentive**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Tax exemptions from real estate tax on increase in assessed property value resulting from certain rehabilitations of commercial or industrial real estate.

#### **Local Contacts**

Contact the local zone administrators for complete information about the location of this zone and the local incentives offered.

Accomack County  
County Administrator's Office  
Post Office Box 388  
Accomack, Virginia 23301  
(757) 787-5700

Northampton County  
County Administrator's Office  
Post Office Box 66  
Eastville, Virginia 23347  
(757) 678-0440

## **ALLEGHANY COUNTY, COVINGTON AND CLIFTON FORGE (2001) VIRGINIA ENTERPRISE ZONE #53**

The Alleghany Highlands enterprise zone comprises 3,712 acres. The Alleghany County portion of the zone is 3,215 acres. The City of Covington portion is 320 acres. The Town of Clifton Forge portion is 177 acres. The zone is made up of predominantly industrial uses with some commercial, residential and agricultural uses also occurring. The zone runs along Interstate 64 between Covington and Clifton Forge and includes the downtown districts of these two jurisdictions.

### **Jointly Offered Local Incentives**

#### **REAL ESTATE TAX INCENTIVE**

A real estate tax incentive for new or expanding businesses that increase employment by five employees.

#### **MACHINERY AND TOOLS TAX INCENTIVE**

An incentive in the form of a grant for qualified businesses located within the zone.

#### **REDUCTION OF UTILITY CONSUMER'S TAX**

Qualified new businesses will receive a three-year, decreasing reduction on utility taxes.

#### **REDUCTION OF BUSINESS LICENSE TAX**

Reduction of business license taxes for qualified businesses.

#### **WAIVER OF ZONING FEES**

Fee waivers for rezonings occurring within the zone.

### **Covington Local Incentives**

#### **SMALL BUSINESS LOAN PROGRAM**

Small business loans available for qualified businesses located within the City of Covington's portion of the zone.

### **Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Alleghany Highlands Economic Development Corporation  
1000 Dabney Drive  
Clifton Forge, VA 24422  
(540) 862 - 0936



## **ALEXANDRIA (1994)**

### **VIRGINIA ENTERPRISE ZONE #20**

The City of Alexandria's enterprise zone is located in the northeast sector of the city, which is the most densely populated in the state of Virginia. The zone consists of 690 acres of commercial, industrial, residential and institutional property. The primary focus of the zone is Mt. Vernon Avenue, which provides 418,000 square feet of neighborhood retail oriented stores. Another area of focus is the commercial and industrial area located adjacent to Jefferson Davis Highway. This 57-acre industrial corridor includes heavy commercial and warehouse uses, as well as vacant and under-utilized sites that are available for development.

#### **Local Incentives**

##### **SMALL BUSINESS FINANCING**

Low-interest SBA 504 loans available for expanding small businesses to be used for fixed assets or working capital.

##### **HOME REHABILITATION LOANS**

No-interest, deferred payment loans and grants for qualified applicants for rehabilitation of owner-occupied properties.

##### **ACCELERATED DEVELOPMENT PROCESSING**

A fast-track permit processing for development activities within the zone.

##### **LABOR POOL INFORMATION**

Available labor pool information provided to businesses.

##### **CRIME PREVENTION PROGRAM**

Crime prevention and education for businesses and residents.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Alexandria Economic Development Partnership, Inc.  
1729 King Street, Suite 410  
Alexandria, Virginia 22314  
(703) 739-3820

## **BRUNSWICK COUNTY AND LAWRENCEVILLE (1996)**

### **VIRGINIA ENTERPRISE ZONE #32**

The joint enterprise zone of Brunswick County and the Town of Lawrenceville comprises 2,833 acres. The county's portion is 2,565 acres located along U.S. Highway 58 and includes industrial park facilities, the airport and commercial areas. Lawrenceville's portion is 268 acres along Business 58 encompassing the downtown and industrial facilities.

#### **Jointly Offered Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Exemptions from real estate tax for qualified existing business renovations/expansions, new business construction, rehabilitations of vacant structures, and residential rehabilitations/renovations.

##### **FAST TRACK PERMITTING**

Expanded staff assistance and priority consideration in applying for local permits and zoning changes.

#### **Brunswick County Local Incentives**

##### **MACHINERY AND TOOLS TAX INCENTIVE**

Five-year decreasing incentive for qualified new businesses and industries.

##### **A DISCOUNT OF SITE PURCHASE COSTS**

For cash purchases of land within the county's industrial park, a discount on the fair market value, based on number of new jobs created.

##### **LOW OR NO INTEREST FIXED ASSET LOANS**

No interest financing for the first two years and three percent below prime for years three through five for qualified businesses in the industrial park making a minimum amount of fixed asset improvements.

##### **WAIVER OF BUILDING PERMIT FEES**

Waiver of building permit fees for business renovation and rehabilitation, new business construction, and newly constructed residential property meeting certain minimum cost requirements.

#### **Lawrenceville Local Incentives**

##### **WAIVER OF BUSINESS, PROFESSIONAL, AND OCCUPATION LICENSE (BPOL) TAX**

Five-year decreasing waiver on licensing taxes for qualified businesses.

**WAIVER OF WATER AND SEWER CONNECTION FEES**  
Waiver of water and sewer connection fees for new qualified structures.

**Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Brunswick County	Lawrenceville
Brunswick County IDA	Town of Lawrenceville
Post Office Box 48	400 North Main Street
Lawrenceville, Virginia 23868	Lawrenceville, Virginia 23868
(434) 848-0248	(434) 848-2414

## **CARROLL COUNTY AND HILLSVILLE (1995)**

### **VIRGINIA ENTERPRISE ZONE #27**

The Carroll County/Town of Hillsville enterprise zone consists of 1,835 acres. The county portion of the zone comprises 1,520 acres and the Town of Hillsville portion is 315 acres. The majority of the land use in the zone is agricultural with some industrial and commercial uses. There is substantial acreage available for development.

#### **Carroll County Local Incentives**

##### **WATER AND SEWER RATE CREDITS**

Five-year decreasing credit on water and sewer rates to qualified businesses.

##### **BUILDING PERMIT FEE WAIVERS**

Waiver of building permit fees to qualified businesses.

##### **JOB GRANT**

A grant of \$250 per job created for qualifying new or expanding businesses.

##### **MACHINERY AND TOOLS TAX INCENTIVE**

A five-year descending incentive based on the machinery and tools tax for qualified projects.

##### **REAL PROPERTY TAX INCENTIVE**

A five-year descending incentive based on the real property tax for qualified projects.

#### **Hillsville Local Incentives**

##### **WATER AND SEWER HOOK-UP WAIVERS**

Waiver of water and sewer hook-up fees.

##### **REDUCTION OF WATER AND SEWER CHARGES**

Fifty percent reduction of water and sewer charges for six months.

##### **WAIVER OF INSPECTOR'S FEE**

Waiver for one year of inspection fees for building permits issued.

##### **REDUCTION IN ZONING PERMIT FEES**

Fifty percent reduction of zoning permit fees for one year.

## **Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

**Carroll County**  
**County Administrator's Office**  
**605-1 Pine Street**  
**Hillsville, Virginia 24343**  
**(276) 728-3331**

**Hillsville**  
**Town Manager's Office**  
**Post Office Box 545**  
**Hillsville, Virginia 24343**  
**(276) 728-2128**

## **CHARLOTTE, LUNENBURG AND PRINCE EDWARD COUNTIES (2000) VIRGINIA ENTERPRISE ZONE #48**

This enterprise zone is located in Southside Virginia in the counties of Charlotte, Lunenburg, and Prince Edward. It has a total acreage of 2,299 and contains the 400-acre Virginia's Heartland Regional Industrial Park and the 78-acre Charlotte County Industrial Park. The Prince Edward County portion of the zone spans 1,121 acres. The zone also consists of 772 acres in Charlotte County and 404 acres in Lunenburg County.

### **Local Incentives**

#### **REAL ESTATE TAX GRANT**

Three-year investment grant equal to a percentage of real estate taxes paid based on company's average hourly wage rate. Companies must invest \$7 million and create 75 full-time jobs.

#### **MACHINERY AND TOOLS TAX INCENTIVE**

Three-year investment grant equal to a percentage of machinery and tool taxes paid based on company's hourly wage rate for qualified zone businesses. Companies must invest \$7 million and create 75 full-time jobs.

#### **SITE PURCHASE DISCOUNT**

Discount on the fair market value of land for businesses locating in the zone. Companies must invest \$7 million and create 75 full-time jobs.

#### **WORKFORCE TRAINING ASSISTANCE**

Training assistance to help businesses in preparing employees for career advancement.

#### **FAST TRACK PERMITTING**

Streamlined permitting process for businesses.

#### **TECHNOLOGY ASSISTANCE**

Assess the technology needs and barriers and provide technology assistance to companies locating in the industrial park.

### **Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Charlotte County  
Assistant County Administrator  
P.O. Box 608  
Charlotte Court House, Virginia  
23923  
(434) 542-5117

Lunenburg County  
County Administrator  
11409 Courthouse Road  
Lunenburg, Virginia 23952  
(434) 696-2142

Prince Edward County  
Economic Development  
111 South Street, 3<sup>rd</sup> floor  
Farmville, Virginia 23901  
(434) 392-1482

## **CHESAPEAKE (1985)**

### **VIRGINIA ENTERPRISE ZONE #7**

The Chesapeake enterprise zone consists of 2,560 acres in the South Norfolk area along the Campostella Road and Atlantic Avenue corridors. These corridors are major transportation routes to the City of Norfolk, which is adjacent to the zone to the north. The zone has a blend of land uses including a strong residential component as well as various business and commercial development clusters. A relatively small portion of zone land use is industrial, and includes the 22-acre Campostella Industrial Park. The zone also includes tracts of land available for development.

#### **Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Five-year tax exemption on the increase in assessed property value resulting from certain rehabilitation of commercial, industrial or residential real estate of qualified businesses.

##### **LOCAL SALES TAX EXEMPTION**

Five-year exemption of qualified businesses from local sales tax on all items purchased or leased for conduct of trade or business within the zone.

##### **BUSINESS OCCUPATIONAL LICENSE FEE REBATES**

Fifty percent rebate of business and occupational license fees to qualified businesses.

##### **CITY PERMIT FEE WAIVERS**

Waiver of fees for qualified businesses for the following city permits: building, plumbing, sign, erosion and sediment control, special use, driveway connection, rezoning and water and sewer connection fees.

##### **LOW-INTEREST LOANS**

Low-interest loans for the acquisition and rehabilitation of commercial and industrial businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Chesapeake Economic Development  
501 Independence Parkway  
Suite 200  
Chesapeake, Virginia 23320  
(757) 382-8040

## **CHESTERFIELD COUNTY (1994 AND 1996)**

### **VIRGINIA ENTERPRISE ZONES 21 & 33**

#### **Jefferson Davis Zone (1994)**

Chesterfield County's first enterprise zone consists of 3,823.43 acres of a mix of agricultural, industrial, commercial, vacant land and residential land uses. It begins at the Richmond city limits and ends north of Route 10 and runs along Jefferson Davis Highway with access to Chippenham Parkway and Interstate 95.

#### **Walthall Zone (1996)**

The second zone has approximately 3,670 acres located along Interstate 95 and Jefferson Davis Highway (Route 1) beginning south of Route 10 and ending near the Colonial Heights city limits. It encompasses single-family residential uses, older commercial areas and 3,235 acres of vacant agricultural and industrial land.

#### **Local Incentives Available in Both Zones**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Five-year, 100 percent exemption on the increased assessed real property value resulting from rehabilitation of commercial and industrial properties. Properties must be at least 15 years old with improvements resulting in at least a 15 percent increase in structure's assessed value.

##### **MACHINERY AND TOOL TAX INCENTIVE**

A five-year, 100 percent incentive based on machinery and tools taxes for qualified businesses that purchase new equipment, newly lease equipment, or transfer equipment into the zone.

##### **BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) FEES EXEMPTION**

Five-year, 100 percent exemption of BPOL license fees for qualified businesses.

##### **PARTIAL WAIVER OF WATER AND SEWER CONNECTION FEES**

Partial waiver of water and sewer connection fees for commercial and industrial businesses.

##### **WAIVER OF BUILDING PERMIT FEES**

Waiver of site plan review, land disturbance, sign, and building permit fees.

##### **WAIVER OF REZONING FEES**

Waiver of fee for rezoning of any office, commercial, or industrial use for qualified businesses.



## **BUSINESS LOAN POOL**

Lending of \$100,000 at zero percent interest for design work needed for exterior improvements.

### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Economic Development Office  
Post Office Box 760  
9401 Courthouse Road, Suite B  
Chesterfield, Virginia 23832  
(804) 748-3963

## **DICKENSON COUNTY, CLINTWOOD AND HAYSI (2000)**

### **VIRGINIA ENTERPRISE ZONE #49**

The joint zone totals 4,054 acres and is composed of two noncontiguous areas including Dickenson County's two major business centers, Clintwood and Haysi. One of the areas runs from the Dickenson County Technology Park westward through Clintwood to the area around Red Onion Prison. The other includes downtown Haysi, the Donnkenny property and areas for industrial development in the county at Splashdam and on Rakes Ridge. The portion of the zone in Dickenson County spans 3,654 acres. The zone also includes approximately 236 acres within the Town of Clintwood as well as a 162-acre subzone in Haysi.

### **Jointly Offered Local Incentives**

#### **WATER AND SEWER CONNECTION FEE WAIVERS**

Waiver of water and sewer connection fees for qualified businesses located in the zone.

#### **TARGETED WORKFORCE TRAINING GRANTS**

Priority in workforce training grants to businesses located in the zone.

### **Dickenson County Local Incentives**

#### **REAL ESTATE GRANT**

An annual industrial development grant for up to five years based on the amount of county real estate tax for a new or expanding business creating new jobs.

#### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Five-year exemption of real estate tax for new or expanding businesses that rehabilitate, renovate, or replace commercial or industrial structures in the zone that are at least 15 years of age.

#### **MACHINERY AND TOOLS TAX GRANT**

An annual industrial development grant for up to five years based on the amount of county machinery and tools tax for a new or expanding business creating new jobs.

#### **WAIVER OF BUILDING PERMIT FEES**

Five-year waiver of building permit fees for new or expanding businesses creating new jobs.

### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Dickenson County Economic Development Office  
P.O. Box 1989  
Clintwood, Virginia 24228 (276) 926-1699

## **DINWIDDIE COUNTY AND PETERSBURG (1998)**

### **VIRGINIA ENTERPRISE ZONE #47**

The Dinwiddie portion of this joint zone comprises 1,884 acres located in the northeastern section of the county and includes the I-85 and US-1 interchange. The Petersburg portion is 697 acres in the southwestern area of the city. It includes the Petersburg Interstate Industrial Park and is largely zoned for industrial and agricultural use. Both portions of the zone have direct access to Norfolk Southern and CSX rail lines.

#### **Dinwiddie County Local Incentives**

##### **REHABILITATED REAL PROPERTY TAX EXEMPTION**

Five-year, 100 percent tax exemption on the increased assessed value resulting from rehabilitation and expansion work on commercial or industrial property, 15 years or older.

##### **BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX EXEMPTION**

Five-year, 100 percent exemption of BPOL fees for qualified businesses.

##### **WAIVER OF PERMIT FEES**

Waiver of site plan review fees, land disturbance permit fees, sign fees, and building permit fees.

##### **PARTIAL WAIVER OF WATER AND SEWER CONNECTION FEES**

Partial waiver of water and sewer connection fees for new commercial and industrial construction.

##### **RECYCLING EQUIPMENT GRANT**

Seven-year grant for qualified businesses based on the value of certified recycling equipment.

#### **Petersburg Local Incentives**

##### **BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX EXEMPTION**

Five-year, 100 percent exemption of BPOL fees for qualified businesses.

##### **WAIVER OF PERMIT FEES**

Permit fee waivers for building, zoning, and land disturbance for qualified businesses.

##### **WAIVER OF WATER AND SEWER CONNECTION FEES**

Waiver of water and sewer privilege connection fees for qualified businesses.

##### **EXTENSION OF WATER AND SEWER LINES**

No cost extension of water and sewer lines when qualified business acquires site from city.

## **Local Contact**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

**Dinwiddie County**  
**Planning Department**  
**Post Office Drawer 70**  
**Dinwiddie, Virginia 23841**  
**(804) 469-4542**

**Petersburg**  
**Economic Development Office**  
**400 E. Washington Street**  
**Petersburg, Virginia 23803**  
**(804) 733-2352**

## **GALAX (1988)**

### **VIRGINIA ENTERPRISE ZONE #13**

The Galax enterprise zone consists of 290.5 acres and includes the downtown business district, two industrial areas, and a small residential component. A substantial portion of the zone land use is industrial. Other predominant land uses are business/commercial and public.

#### **Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Nine-year decreasing tax exemption on the increase in assessed property value resulting from certain rehabilitation of commercial, industrial or residential real estate.

##### **UTILITY RATE CREDITS**

Five-year decreasing credit on water and sewer rates for qualified businesses based on the number of new jobs created.

##### **BUILDING PERMIT FEE WAIVERS**

Waiver of building permit fees for qualified businesses.

##### **WATER AND SEWER LINE CONNECTION FEE WAIVERS**

Waiver of 50 percent of municipal water and sewer connection fees for qualified businesses.

##### **RETAIL BUSINESS, WHOLESALE BUSINESS, AND PROFESSIONAL OCCUPATIONAL LICENSE TAX CREDITS**

Five-year decreasing credit on license taxes of qualified businesses based on the number of new jobs created.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

City Manager's Office  
Post Office Box 1187  
Galax, Virginia 24333  
(276) 236-5773

## **GREENSVILLE COUNTY (1996)**

### **VIRGINIA ENTERPRISE ZONE #34**

This zone is located in Greenville County near the City of Emporia. The zone comprises 2,640 acres and includes the three major thoroughfares of I-95, U.S. Route 301 and U.S. Highway 58, as well as the Emporia\Greenville Regional Airport. Approximately 1,217 acres are vacant and developable.

#### **Local Incentives**

##### **REAL ESTATE AND MACHINERY AND TOOLS TAX INCENTIVE**

An incentive of up to a 50 percent of the real estate and machinery and tool taxes over five years for qualified businesses.

##### **WAIVER OF BUILDING PERMITS AND ZONING FEES**

Waiver of building permits and zoning fees for commercial and industrial development.

##### **REBATE OF BUSINESS AND PROFESSIONAL OCCUPATIONAL LICENSE (BPOL) TAX**

Fifty percent rebate for five years on BPOL tax.

##### **WAIVER OF WATER AND SERVICE TAP FEES**

Waiver of water and sewer tap fees for qualified industries and commercial establishments.

##### **LAND BUY DOWN**

Based on availability of local funds, the county will reduce the cost of land for businesses and industries creating a minimum of 50 new jobs.

##### **EMPLOYMENT AND TRAINING ASSISTANCE**

Adult education and employment training for all zone residents and employees of zone businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Planning and Zoning Administration  
1750 East Atlantic Street  
Emporia, Virginia 23847  
(434) 348-4232

## **HALIFAX COUNTY AND SOUTH BOSTON (1988)**

### **VIRGINIA ENTERPRISE ZONE #15**

The Halifax County portion of this joint zone consists of 1,388 acres along U.S. Route 58. It encompasses the 109-acre county industrial park as well as substantial business/commercial development centered on the Riverdale area. There is a strong residential component to the zone and extensive acreage remains available for development. In South Boston, the zone consists of 337 acres centered on the central business district and the J. Aubrey Houghton Industrial Park adjacent to State Highway 360. The industrial park encompasses approximately 92 acres.

#### **Jointly Offered Local Incentives**

##### **SALES TAX EXEMPTION**

An exemption from the one percent sales tax in the county and town for qualified businesses.

##### **EMPLOYMENT TRAINING**

Training provided to new and existing zone employees with the local community college.

#### **Halifax County Local Incentives**

##### **LOCAL SALES TAX EXEMPTION**

Five-year exemption of qualified businesses from local sales tax on all items purchased or leased for conduct of trade or business within the zone.

##### **WATER AND SEWER CONNECTION FEE REDUCTIONS**

Partial reduction in water and sewer connection fees for qualified businesses.

##### **LAKE COUNTRY DEVELOPMENT CORPORATION LOAN PRIORITY**

Low interest loans will be made available on a priority basis for qualified businesses locating or expanding within the zone.

##### **FLEXIBLE ZONING**

Modifications, where applicable, will be made in zoning requirements such as lot sizes, parking ratios and residential densities to encourage economic activity within the zone.

##### **LABOR POOL INFORMATION**

Available labor pool information provided to businesses.

##### **CRIME PREVENTION PROGRAM**

Crime prevention education for businesses and residents.

## South Boston Local Incentives

### REHABILITATED REAL ESTATE TAX EXEMPTION

Exemption from rehabilitated real estate tax for qualified businesses.

### UTILITY TAX EXEMPTION

Reimbursement of utility tax payments to qualified businesses over a five-year period.

### BUSINESS LICENSE FEE REBATE

A 50 percent rebate of town retail business license taxes for qualifying businesses.

### PERMIT FEE EXEMPTIONS

An exemption from all fees above the minimum charge for building, electrical, plumbing, erosion and sediment control and rezonings permits.

### WATER AND SEWER CONNECTION FEE EXEMPTIONS

Exemption from town water and sewer connection fees for qualified businesses.

### INTEREST BUY-DOWN FUND

An interest buy-down fund on loans to enterprise zone participants.

## Local Contact

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Halifax County  
Halifax County Industrial Development Authority  
515 Broad Street  
Post Office Box 1281  
South Boston, Virginia 24592  
(434) 572-1734

South Boston  
Community Development  
P.O. Box 417  
South Boston, Virginia 24592  
(434) 575-4209



## **HAMPTON (1985 AND 1996)**

### **VIRGINIA ENTERPRISE ZONES 8 & 35**

#### **Hampton Urban Zone (1985)**

This zone consists of 3,831 acres located one mile inland from the Hampton Roads waterfront. It is bisected by the Pembroke Avenue - C & O Railroad corridor and includes the downtown, Mercury Boulevard, the Pine Chapel area adjacent to the Hampton Coliseum, and the Hampton and Copeland Industrial Parks. The zone contains large tracts of industrial and residential uses with smaller tracts of business/commercial and institutional land uses scattered throughout.

#### **Local Incentives**

##### **LOW-INTEREST TAX-EXEMPT FINANCING**

Financing for qualified businesses through the Hampton Redevelopment and Housing Authority.

##### **PENINSULA REVOLVING LOAN FUND PRIORITY**

Low-interest financing to qualified businesses on a priority basis.

##### **BUSINESS LOAN FUND**

Supplement to other low-interest financing programs to qualified businesses.

#### **Hampton Roads Center Zone (1996)**

The 3,749.90-acre Hampton Roads Center zone is adjacent to Langley Air Force Base and the NASA Research Center. It includes a Class A business/office park, the Hampton Roads Center, an industrial park, and a variety of residential neighborhoods. One-third of the land is vacant and available for development.

#### **Local Incentives**

##### **ENTERPRISE ZONE REVOLVING LOAN PROGRAM**

Low interest financing for expansions and new business development within the zone.

##### **DEFENSE CONVERSION ASSISTANCE/ TECHNOLOGY TRANSFER**

Defense conversion and technology transfer assistance with priority given to zone businesses.

##### **HAMPTON SMALL BUSINESS INCUBATOR**

For start-up businesses with priority given to zone businesses involved in scientific research and development, space technology, and/or environmental research.

## **Jointly Offered Local Incentives**

### **DESIGN ASSISTANCE**

Architectural and landscaping design assistance to zone businesses.

### **MARKETING ASSISTANCE**

Real estate marketing assistance to property owners.

## **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Department of Economic Development  
1 Franklin Street, Suite 600  
Hampton, Virginia 23669  
(757) 727-6237

## **HENRY COUNTY AND MARTINSVILLE (1996 AND 2001)**

### **VIRGINIA ENTERPRISE ZONES 36 & 54**

#### **Zone 1 (1996)**

The first of two joint Henry County/Martinsville zones, this zone consists of 4,332-acres. Within Henry County there are two noncontiguous areas, the east and west zones that total 3,840 acres. The west zone begins at the far northwestern end of the Smith River and follows this river throughout the county, ending at Highway 220 south of the Martinsville Speedway. The east zone is contained along Highway 174, just north of the Martinsville city line. The city portion of the zone spans 492 acres and consists of the Uptown central business district (CBD) and surrounding areas.

#### **Jointly Offered Local Incentives – Zone 1**

##### **REAL ESTATE TAX GRANT**

An incentive based on the increase in real estate tax for qualified projects.

##### **MACHINERY AND TOOLS TAX GRANT**

An incentive based on the increase in machinery and tools tax for qualified projects.

##### **WAIVER OF BUILDING PERMIT FEE**

Waiver of building permit fees for qualified zone businesses.

#### **Henry County Local Incentives – Zone 1**

##### **BUSINESS FURNITURE, FIXTURES AND EQUIPMENT TAX GRANT**

An incentive based on the increase in furniture, fixtures and equipment tax for qualified projects.

##### **WATER AND SEWER CONNECTION FEE WAIVER**

Waiver of water and sewer availability and connection fees for new or expanding qualified businesses.

#### **Martinsville Local Incentives – Zone 1**

##### **LOW-INTEREST LOAN PROGRAM**

Below market interest loan funds available to qualified commercial projects in the CBD.

##### **WAIVER OF WATER AND SEWER REGULATIONS ON MULTI-SERVICE METERS**

Waiver of water and sewer regulations that prohibit multiple service on one meter.

##### **LANDFILL TIPPING FEE REFUND**

Fifty percent refund of landfill tipping fees for approved construction and demolition debris.

## **Zone 2 (2001)**

The second Henry County-Martinsville joint enterprise zone encompasses a 196.67-acre tract and borders a portion of the Norfolk Southern railroad. The city's zone area includes 71.94 acres of vacant industrial property, while the county's zone area includes 124.73 acres of vacant industrial property as well as under-utilized industrial buildings. Both portions of the zone have potential for future use as multi-purpose industrial areas. The city and county are developing a regional industrial park in the zone.

## **Jointly Offered Local Incentives – Zone 2**

### **REAL ESTATE TAX EXEMPTION**

A five-year partial exemption on real estate taxes for qualified businesses.

### **MACHINERY & TOOLS INCENTIVE**

An incentive against a portion of the machinery and tool taxes for qualified businesses.

### **WAIVER OF BUILDING PERMIT FEES**

Waiver of building permit fees for new and expanding operations under qualified designations.

### **WAIVER OF WATER AND SEWER CONNECTION FEES**

Henry County will waive availability and connection fees for new or expanding industries in the zone for designated SIC/NAICS codes. Martinsville will waive requirement for separate water meter and piping connections to facilitate remodeling projects.

## **Henry County Local Incentives – Zone 2**

### **BUSINESS FURNITURE, FIXTURES AND EQUIPMENT TAX GRANT**

An incentive based on the increase in furniture, fixtures and equipment tax qualified projects.

## **Martinsville Local Incentives – Zone 2**

### **LANDFILL TIPPING FEE REFUND**

A refund of tipping fees for approved construction and demolition debris.

## **Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Henry County  
Planning Department  
P.O. Box 7  
Collinsville, Virginia 24078  
(276) 634-2570

Martinsville  
Department of Community Development  
58 West Church Street  
Martinsville, Virginia 24114  
(276) 656-5369

## **HOPEWELL (1985)**

### **VIRGINIA ENTERPRISE ZONE #9**

The Hopewell enterprise zone consists of 640 acres of primarily industrially zoned land, which is bisected by the Norfolk and Western Railway. North of the railway is the 68-acre central business district, publicly owned property and scattered residential land use. South of the railway is substantial industrial acreage, the zone's predominant land use. Large portions of the zone remain available for industrial development.

#### **Local Incentives**

##### **DISCOUNT PURCHASE OF MUNICIPALLY OWNED LAND**

Land owned by the city will be sold at below market rate prices.

##### **SBA-504 PROGRAM FEE PAYMENT**

Payment of application fees for qualified applicants.

##### **CITY PERMIT FEE WAIVERS**

Waiver of the following city permits: building, plumbing, electrical, and mechanical.

##### **SEWER TAP FEE WAIVER**

Waiver of sewer tap fees for businesses.

##### **BUSINESS AND PROFESSIONAL OCCUPATIONAL LICENSE (BPOL) FEE REBATES**

Four-year decreasing rebates on BPOL fees to qualified businesses.

##### **REHABILITATION, FACADE, ARCHITECTURAL, AND LANDSCAPE DESIGN EXEMPTION**

One-time 50 percent exemption of up to \$1,000 per business for rehabilitation, façade improvements, and architectural and landscape design.

##### **ACCELERATED DEVELOPMENT PROCESSING**

Accelerated processing of permits for new businesses.

##### **WAIVER OF CONSUMER UTILITY TAX**

Four-year decreasing waiver of consumer's utility tax for qualifying new businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Development  
300 North Main Street  
Hopewell, Virginia 23860  
(804) 541-2220

## **JAMES CITY COUNTY (1996)**

### **VIRGINIA ENTERPRISE ZONE #37**

The James City County zone is generally bounded by Route 60, Route 143, the James River, and the county line. The zone's greatest strength is the availability of 1,930.21 acres of undeveloped land currently zoned for commercial and industrial use. Of the zone's 3,456, more than 2,400 acres have been designated for industrial and business development.

#### **Local Incentives**

##### **REHABILITATED REAL PROPERTY TAX EXEMPTION**

Five-year decreasing tax exemptions based on the increased assessed real property value resulting from rehabilitation of a residential structure.

##### **PROPERTY TAX INCENTIVE**

Property tax incentive of up to \$400 per zone resident employee and \$200 per county employee. After two years, business must increase employment by 25 percent.

##### **IDA GRANT**

Grant based on increase in assessed value in real estate improvements and machinery and tools.

##### **WAIVER OF COUNTY PERMIT FEES**

Waiver of permit fees for site plans, subdivisions, erosion and sediment control, land disturbing, building, electrical, plumbing, and HVAC.

##### **REDUCTION OF SEWER TRANSMISSION FEES**

Five-year 50 percent reduction of sewer transmission fees.

##### **MATCHING GRANT**

One time matching grants of up to \$25,000 to qualified businesses for the establishment or enhancement of day care or preschool facilities in the zone.

##### **WAIVER OF CONSUMER UTILITY TAX**

Five-year 100 percent waiver of the consumer's utility tax for qualifying businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

James City County Community Services  
5249 Olde Towne Road  
Williamsburg, Virginia 23188  
(757) 259-3113

## **LANCASTER, NORTHUMBERLAND, RICHMOND, AND WESTMORELAND COUNTIES, KILMARNOCK AND WARSAW (2000)**

### **VIRGINIA ENTERPRISE ZONE #50**

The Northern Neck enterprise zone consists of 10,533 acres in six jurisdictions connected by Route 360. The zone contains many of the region's industrial and commercial properties. Approximately 3,696 acres of the zone falls within Lancaster County and 2,471 acres falls within the Northumberland portion of the zone. The Richmond County portion of the zone spans 946 acres while Kilmarnock and Warsaw comprise 213 acres and 630 acres of the zone respectively. The remaining 2,577 acres of the zone falls within Westmoreland County and includes a noncontiguous 240-acre sub-zone in Westmoreland County encompassing Route 202.

### **Jointly Offered Local Incentives**

#### **FINANCIAL INDUCEMENT**

For new and expanding businesses that create 25 new full-time jobs, invest \$250,000, and pay an average annual wage at least 125 percent of the area average.

### **Lancaster County Local Incentives**

#### **FAÇADE GRANTS IMPROVEMENT**

Grants not to exceed \$1,000 to businesses improving their façade.

#### **MICRO-ENTERPRISE LOAN POOL**

Zero percent interest loans for micro-enterprise development.

#### **REHABILITATED PROPERTY TAX CREDITS**

A credit for businesses rehabilitating property within the zone.

### **Kilmarnock Local Incentives**

#### **KILMARNOCK BUSINESS AND TECHNOLOGY PARK EXEMPTIONS**

On BPOL tax, zoning permits, water-sewer connections, auto decals, and subdivision permit fees in the park.

### **Richmond County and Warsaw Local Incentives**

#### **FINANCIAL INDUCEMENT**

For industrially zoned properties in the zone. Must create 25 jobs, invest \$250,000, have an average annual wage at least 115 percent of the area average.

#### **REHABILITATED REAL PROPERTY TAX EXEMPTION**

Ten-year decreasing exemption of the increased assessed value of certain rehabilitated commercial or industrial properties.

## **Warsaw Local Incentives**

### **FAÇADE IMPROVEMENTS**

Matching grants up to \$1,000 for zone businesses making façade improvements.

### **PROPERTY TAX INCENTIVE**

A three-year, 50 percent tax incentive on the assessed value of a new building costing at least \$100,000.

## **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Northern Neck Planning District Commission  
Post Office Box 1600  
Warsaw, Virginia 22572  
(804) 333-1900



## **LUNENBURG COUNTY, KENBRIDGE AND VICTORIA (2001) VIRGINIA ENTERPRISE ZONE #55**

The Lunenburg County, Kenbridge, and Victoria joint enterprise zone is 894 acres located in the south-central area of Southside Virginia. The county portion is located between Kenbridge and Victoria and is contiguous to the towns. It comprises 364 acres and includes the Route 40 East corridor and the Lunenburg Airport. The Kenbridge portion consists of 310 acres and includes the Route 40 East corridor and the central business district (CBD). The Victoria portion consists of approximately 220 acres and also includes the Route 40 East corridor.

### **Jointly Offered Local Incentives**

#### **REDUCED/WAIVED LAND COST IN COUNTY INDUSTRIAL PARKS**

Favorable terms of sale to qualified businesses locating or expanding in the zone's industrial parks.

#### **COMMERCIAL DEVELOPMENT GRANT**

A grant based on county and town real estate tax incurred by new or expanding qualified businesses.

#### **INDUSTRIAL/COMMERCIAL PROPERTY TAX GRANT**

A grant based on county and town property tax incurred by a qualified new or expanding business over a five-year period.

#### **BUILDING PERMIT AND BUSINESS LICENSE FEE WAIVERS**

Building permit and business license fees waivers, and fast-track permitting for qualified businesses.

#### **INDUSTRIAL/COMMERCIAL EQUIPMENT INVESTMENT GRANT**

A grant based on machinery and tools tax over a five-year period for qualified businesses.

#### **WORKFORCE TRAINING AND RECRUITMENT**

Assistance from Virginia's Heartland Partnership, Southside Virginia Community College and the Virginia Employment Commission on workforce training and recruitment for qualified businesses.

### **Towns of Kenbridge and Victoria Local Incentives**

#### **Reduced/Waived Cost of Water and Sewer Extensions and Connection Fees**

A waiver or reduction in water and sewer extension and connection fees for qualified new or expanding businesses.

## Local Contacts

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Lunenburg County  
County Administrator's Office  
11409 Courthouse Road  
Lunenburg, Virginia 23952  
(434) 696-2142

Kenbridge  
Town Manager's Office  
Post Office Box 478  
Kenbridge, Virginia 23944  
(434) 676-2452

Victoria  
Town Manager's Office  
Post Office Box V  
Victoria, Virginia 23974  
(434) 696-2343

## **LYNCHBURG (1996)**

### **VIRGINIA ENTERPRISE ZONE 46**

Lynchburg's zone consists of 926 acres located along the Lynchburg Expressway and the Bedford County line. It is largely vacant and undeveloped with approximately 500 acres zoned for industrial use and has excellent views of the Blue Ridge Mountains. An active railway crosses the zone and water, sewer, and gas services are being expanded to this area. An adjoining fire station provides excellent fire and rescue services.

#### **Local Incentives**

##### **MACHINERY AND TOOLS TAX INCENTIVE**

Five-year decreasing incentive against the machinery and tools tax to qualified businesses.

##### **CLASSIFIED BUSINESS AND PROFESSIONAL LICENSE FEE REBATES**

Five-year decreasing rebates on classified business and professional license fees.

##### **ENTERPRISE ZONE LOAN POOL**

Low-interest loans for general business purposes excluding refinancing and maintenance.

##### **NEGOTIABLE INCENTIVE CONTRACTS**

Available to firms investing \$25 million or more in a zone facility within a three-year period.

##### **SEWER AND WATER SERVICE CONNECTION FEE PAYMENT EXTENSIONS**

Extended payment of sewer and water connection fees to businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Department of Community Planning and Development  
Post Office Box 60  
Lynchburg, Virginia 24505  
(804) 847-1508

## **MECKLENBURG COUNTY, SOUTH HILL AND LACROSSE (1996)**

### **VIRGINIA ENTERPRISE ZONE #38**

This zone comprises two non-contiguous areas. The first is 2,351 acres and begins at the Interstate Industrial Park just west of Interstate 85 in South Hill, follows US Highway 58 and State Highway 618 through South Hill and LaCrosse, and ends in Mecklenburg County at the Mecklenburg/ Brunswick Regional Airport. The second is 921 acres and is located just north of the Town of Chase City along Highways 47, 49, and 683. The zone encompasses four industrial parks, Interstate Industrial Park and Airport Industrial Park in the first area and Chase City Industrial Parks 1 and 2 in the second area. The Town of South Hill comprises 319 acres of the zone while 128 acres of the zone falls within the town limits of LaCrosse. Approximately 2,825 acres of the zone falls within the Mecklenburg County line.

### **Jointly Offered Local Incentives**

#### **ECONOMIC STIMULUS GRANT**

A decreasing payment over a four-year period based on the machinery and tools taxes paid if a minimum of 50 full-time jobs are created.

#### **JOBS GRANT**

Payment of \$400 per job for a zone business creating from 15 to 50 qualified jobs within a 30-month period.

#### **WAIVER OF BUILDING PERMIT FEES**

Waiver of building permit fees for businesses locating in the zone and creating at least 10 full-time jobs.

#### **COORDINATION WITH LOCAL BANKS**

Localities will introduce new businesses to local financial institutions.

### **Mecklenburg County Local Incentives**

#### **INDUSTRIAL REAL ESTATE DISCOUNT**

A 50 percent discount off the listed price of property to industries locating in Airport Industrial Park that invest at least \$10 million and create at least 100 qualified full-time jobs will receive.

### **South Hill Local Incentives**

#### **INDUSTRIAL REAL ESTATE DISCOUNT**

A 50 percent discount off the listed price of property for industries locating in Interstate Industrial Park that invest at least \$10 million dollars and create a minimum of 100 qualified full-time jobs will receive

## **South Hill and LaCrosse Local Incentives**

### **WAIVER OF WATER AND SEWER CONNECTION FEES**

Waiver of water and sewer connection fees for businesses locating in the zone and creating a minimum of 10 full-time jobs.

### **REDUCTION OF WATER AND SEWER CHARGES**

Fifteen percent reduction of water and sewer charges for users of more than one million gallons per month.

### **WAIVER OF BUSINESS LICENSE TAX**

Waiver of the business license tax for businesses that locate within the zone and create at least 10 full-time jobs.

## **Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Mecklenburg County and LaCrosse  
Economic Development Office  
County of Mecklenburg  
Post Office Box 307  
Boydton, Virginia 23917  
(434) 738-6191

South Hill  
Town Manager  
211 South Mecklenburg Avenue  
South Hill, Virginia 23970  
(434) 447-3191

## **MECKLENBURG COUNTY AND CLARKSVILLE (2001)**

### **VIRGINIA ENTERPRISE ZONE #56**

The zone includes the county's Occoneechee Commerce Park, an established industrial area, and a commercial area along U.S. Route 15. It also includes the Clarksville central business district, two additional commercial areas and the Lake Country Industrial Park. The enterprise zone comprises 2,122 acres of which 1,931 fall within Mecklenburg County and 191 acres comprise the Clarksville portion.

#### **Jointly Offered Local Incentives**

##### **JOB GRANTS**

\$400 for each full-time permanent job created by qualified businesses.

#### **Mecklenburg County Local Incentives**

##### **ECONOMIC STIMULUS GRANT**

Over four years, for qualified businesses creating 50 full-time jobs over 30 months. It is based on the machinery and tools tax.

##### **INDUSTRIAL REAL ESTATE DISCOUNT**

Fifty percent off list price for qualified businesses locating in the Occoneechee Commerce Park.

##### **WAIVER OF BUILDING PERMIT FEES**

Businesses that locate within the zone will have building permit fees waived.

#### **Clarksville Local Incentives**

##### **ECONOMIC STIMULUS GRANT**

Over six years, for qualified businesses based on the machinery and tools tax.

##### **INDUSTRIAL REAL ESTATE DISCOUNT**

Fifty percent discount off list price for qualified businesses creating 75 jobs over 30 months and locating in the Lake Country Industrial Park.

##### **WAIVER OF ZONING PERMIT FEES**

A waiver of zoning permit fees and zoning approval expedited.

##### **WAIVER OF WATER/SEWER CONNECTION FEES**

Waiver of water and sewer connection fees for qualified businesses that locate within the zone.

**CENTRAL BUSINESS DISTRICT (CBD) STIMULUS GRANT**

For qualified new or expanding businesses creating five jobs over 18 months. It is based on the business, professional, & occupational license tax.

**CENTRAL BUSINESS DISTRICT TAX ASSESSMENT EXEMPTION**

Business renovations of at least \$20,000 will be taxed at the pre-renovated rate for three years.

**Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Mecklenburg County  
Economic Development Office  
Post Office Box 307  
Boydton, Virginia 23917  
(434) 738-6191

Clarksville  
Town Manager  
P.O. Box 1147  
Clarksville, Virginia 23927  
(434) 374-8177

## **NARROWS (1994)**

### **VIRGINIA ENTERPRISE ZONE #24**

The Town of Narrows' enterprise zone consists of 188.58 acres located in the central business district. The zone is bound by the New River on the north and Mill Creek and Route 100 on the south. The land uses are a blend of residential, commercial and industrial uses along the New River.

#### **Local Incentives**

##### **REAL PROPERTY REHABILITATION TAX EXEMPTION**

A ten-year percentage deferment in the real estate tax on rehabilitated residential or commercial property located in the zone.

##### **UTILITY FEE REDUCTIONS**

Some reductions apply to water, sewer, and garbage disposal fees for qualified businesses.

##### **BUSINESS AND OCCUPATIONAL LICENSE TAX CREDITS**

A ten-year reduction in business and occupational license tax for qualified businesses.

##### **WAIVER OF BUILDING PERMIT FEES**

Waiver of building permit fees for commercial and industrial enterprise zone businesses.

##### **CONNECTION FEE WAIVERS**

Waiver of connection fees to new businesses and industry for water and sewer lines.

##### **LOAN POOL**

With coordination from local banks, the town will commit funds to provide low-interest financing for business start-ups and expansions.

##### **BUILDING FACADE MATCHING GRANT PROGRAM**

Matching grants up to \$500 for zone businesses to conduct facade improvements.

##### **LOCAL SALES TAX REFUND**

Refund to qualified businesses local sales tax for Giles County purchases.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Town Manager's Office  
Post Office Drawer 440  
Narrows, Virginia 24124  
(540) 726-2423



## **NEWPORT NEWS (1995)**

### **VIRGINIA ENTERPRISE ZONES 30 & 31**

#### **Mid City Zone (1995)**

The Mid City zone consists of 2,184 acres along the Jefferson Avenue and Warwick Boulevard commercial corridors. The zone has three subareas: Jefferson Park/Parkview, Newmarket/Ivy Farms/Beaconsdale and Greater Hilton. Land uses in the surrounding areas are predominantly business commercial with some industrial and warehousing uses concentrated along the CSX railway. The remainder of the zone is substantially residential.

#### **Local Incentives – Mid City Zone**

##### **REHABILITATED REAL ESTATE TAX EXEMPTIONS**

Five-year tax exemption on the increase in assessed property value resulting from certain rehabilitation of commercial or industrial real estate of qualified businesses.

##### **BUSINESS LICENSE FEE REBATE**

Ten-year decreasing rebates on business license fees to qualified businesses.

##### **CITY PERMIT FEE WAIVERS**

Waiver of fees for qualified businesses for the following: building permits, site plans, land disturbance permits, and sewer connection and sewer system development.

##### **UTILITY TAX REBATE**

Ten-year decreasing rebates of local utility tax to qualified businesses.

##### **CPA POOL**

\$5,000 annual appropriation to pay 50 percent of cost of CPA certification of enterprise zone incentive applications, up to \$250 each.

##### **REDUCTION IN TARGET INDUSTRY OCCUPANCY COSTS**

For targeted industries making substantial investment and creating well-paid jobs, the incentive may take the following form: discounts in the price of land, contributions toward the cost of site and building work, reductions in real estate assessments, property tax refunds and other forms of assistance.

#### **North Zone (1995)**

The North zone consists of 2,891 acres and is located in an area known as Lee Hall, bounded by James City County, Fort Eustis Military Reservation and York County. The zone encompasses the Oakland Industrial Park, the Carleton Farm Industrial Park Endview, extensive acreage is available for development, and a residential area known as Lee Hall Village.

#### **Local Incentives – North Zone**

##### **BUSINESS LICENSE FEE REBATE**

Ten-year decreasing rebates on business license fees to qualified businesses.

#### **INDUSTRIAL INFRASTRUCTURE**

The city will supply to qualified businesses infrastructure improvements (streets and the extension of water, sewer and storm sewer) to the Oakland Industrial Park, Carleton Farm Industrial Park and other industrial land owned by the Economic Development Authority.

#### **REDUCTION IN TARGET INDUSTRY OCCUPANCY COSTS**

For targeted industries making substantial investment and creating well-paid jobs, the incentive may take the following form: discounts in the price of land, contributions toward the cost of site and building work, reductions in real estate assessments, property tax refunds and other forms of assistance.

#### **UTILITY TAX REBATE**

Ten-year decreasing rebates of local utility tax to qualified businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Department of Development  
2400 Washington Avenue  
Newport News, Virginia 23607  
(757) 926-8428

## **NORFOLK AND PORTSMOUTH (1984)**

### **VIRGINIA ENTERPRISE ZONE #4**

The Norfolk/Portsmouth enterprise zone is the only federally designated Empowerment Zone in the state. The entire zone is 9.5 square miles. The zone encompasses 467 acres in the City of Norfolk and 480 acres in Portsmouth.

#### **Norfolk**

In Norfolk, the zone has a blend of residential, industrial and commercial land uses. It encompasses the medical center, the Norfolk Industrial Park, the Lamberts Point area, the Old Dominion University Village development, Norfolk State RISE Center development, and Harbor Park, as well as 14 residential neighborhoods. Most of the industrial activity is concentrated in the southern portion along the Elizabeth River, including much of the city's ship repair industry. Norfolk is Virginia's only federally designated urban Enterprise Community.

#### **Norfolk Local Incentives**

##### **NORFOLK ENTERPRISE ZONE DEVELOPMENT LOAN FUND**

Start-up capital to qualified small businesses.

##### **BUSINESS LICENSE AND UTILITY TAX REBATES**

Five-year decreasing rebates of local business license tax and utility taxes of qualified businesses. One-time 50 percent reduction of permit fees.

##### **BUSINESS COUNSELING**

Technical assistance to small businesses on all aspects of establishing and operating a business.

##### **BUSINESS SECURITY ASSISTANCE**

Security audits for businesses.

##### **LOAN PACKAGING ASSISTANCE**

Technical assistance on preparing loan applications and financial projections and referrals for venture capital sources to businesses.

#### **Portsmouth**

The predominant land uses in the Portsmouth portion of the zone are commercial, concentrated in the east by the Elizabeth River, and light industrial concentrated in the west. It encompasses Port Centre, a sixty-acre commerce park with office and warehouse space, the downtown along High Street, and two non-contiguous sites, Victory Crossing and the former Cox property. There are two special zoning districts downtown to encourage preservation and promote residential development.

## **Portsmouth Local Incentives**

### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Ten year tax exemption of the increase in assessed property value resulting from certain rehabilitation of commercial or industrial real estate.

### **FAÇADE LOAN PROGRAM**

Tax-exempt notes issued by the Portsmouth Redevelopment and Housing Authority for qualified rehabilitation of residential and non-residential structures.

## **Local Contact**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Norfolk  
Department of Development  
500 E. Main Street, Suite 1500  
Norfolk, Virginia 23510  
(757) 664-4338

Portsmouth  
Dept. of Economic Development  
200 High Street, Suite 200  
Portsmouth, Virginia 23704  
(757) 393-8804

## **TOWN OF ORANGE (1996)**

### **VIRGINIA ENTERPRISE ZONE #39**

This zone is approximately 318 acres of commercial, residential, industrial, and institutional property and accounts for almost 15 percent of the town's acreage. It contains a large residential component as well as the central business district (CBD), including a portion of the designated Main Street District. Twenty percent of the zone is undeveloped; 20 percent is commercially zoned with 132 businesses; and 60 percent area is zoned industrial or agricultural.

#### **Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Real estate tax exemption for qualified rehabilitated structures in the zone.

##### **WAIVER OF CITY PERMIT FEES**

Waiver of fees for zone businesses for zoning, rezoning, and sign permits.

##### **ACCELERATED DEVELOPMENT PROCESSING**

Fast track permit processing for review services.

##### **LOW-INTEREST LOAN PROGRAM**

Five-year, low-interest loan program for commercial, industrial and residential facade improvements within the zone.

##### **MATCHING GRANTS**

Matching grants for commercial facade improvements in the Main Street District.

##### **ARCHITECTURAL AND LANDSCAPING DESIGN ASSISTANCE**

Architectural and landscaping design assistance to all business properties in the Main Street District.

##### **BUSINESS MANAGEMENT AND PROMOTIONAL PROGRAM**

Coordinated business management and promotional programs for all business properties in the Main Street District.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Town Manager's Office  
119 Belleview Avenue  
Orange, Virginia 22960-1499  
(540) 672-5005

## **PATRICK COUNTY AND THE TOWN OF STUART (2002)**

### **VIRGINIA ENTERPRISE ZONE #22**

The zone totals 2,468.2 acres, 2,292.6 acres in Patrick County and 175.6 acres in the Town of Stuart. The area in Patrick County follows U.S. Route 58 through the Stuart-Patrick Springs Growth Corridor and encircles the Town of Stuart on its south, east, and north sides. It contains vacant industrial property, existing commercial property, and undeveloped property. The area in the Town of Stuart is comprised of commercial, industrial, and central business district properties.

#### **Patrick County Local Incentives**

##### **MACHINERY AND TOOL TAX GRANT**

A three-year tax incentive based on the increase in assessed machinery and tools taxes resulting from the addition of machinery and tools by a qualified zone business.

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Real estate tax exemption for substantial rehabilitation, renovation, or replacement of commercial or industrial buildings, 15 years or older if specified criteria are met.

##### **BUILDING PERMIT FEE WAIVERS**

Waiver of all building permit fees for qualified businesses.

#### **Stuart Local Incentives**

##### **WATER AND SEWER HOOKUP FEE REDUCTION OR WAIVER**

Waiver or reduction of hookup fees for qualified businesses.

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Real estate tax exemption for rehabilitation of existing retail and commercial buildings, 15 years or older if specified criteria are met.

##### **BUSINESS PROFESSIONAL AND OCCUPATIONAL LICENSE (BPOL) TAX CREDITS**

Three-year decreasing credit on BPOL taxes of qualified new businesses.

##### **MACHINERY AND TOOL TAX GRANT**

A two-year tax incentive based on the increase in assessed machinery and tools taxes resulting from the addition of machinery and tools by a manufacturing business.

## Local Contact

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Patrick County  
Economic Development Office  
106 Rucker ST  
Stuart, Virginia 24171  
(276) 694-8367  
[burnett@co.patrick.va.us](mailto:burnett@co.patrick.va.us)

Town of Stuart  
Town Manager's Office  
100 Patrick Ave  
Stuart, Virginia 24171  
(276) 694-3811  
[tostuart@sitestar.net](mailto:tostuart@sitestar.net)

## **PETERSBURG (1985)**

### **VIRGINIA ENTERPRISE ZONE #10**

The Petersburg enterprise zone consists of 906 acres adjacent to the Appomattox River, encompassing much of the historic sector of the city. It includes the downtown, which contains a mixture of retail, service, warehouse and public uses, and an industrial area along the river. The zone also contains residential land use interspersed with commercial uses.

#### **Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTIONS**

Ten-year tax exemption on the increase in assessed property value resulting from qualified commercial, industrial or residential rehabilitations.

##### **REVOLVING LOAN FUND**

Low-interest loans to qualified businesses.

##### **CITY PERMIT AND OTHER FEE WAIVERS**

Waiver of fees for qualified businesses for the following city permits: building, zoning, rezoning, and land disturbing. There is also a waiver of business and professional license and sewer and water connection fees for qualified businesses.

##### **SBA-504 PROGRAM FEE PAYMENT**

Payment of application fees for qualified applicants.

##### **FEDERAL REHABILITATION TAX CREDIT ASSISTANCE**

Assistance in applying for federal rehabilitation tax credit for qualified structures.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Economic Development Office  
400 E. Washington Street  
Petersburg, Virginia 23803  
(804) 733-2352



## **PITTSYLVANIA COUNTY AND DANVILLE (2001)**

### **VIRGINIA ENTERPRISE ZONE #57**

This 5,051 -acre enterprise zone is located within Pittsylvania County and the City of Danville. Pittsylvania County's portion of the zone totals 3,428 acres and is primarily located along US Route 29. It contains approximately 2,350 acres of developable property. Danville's portion is 1,623 acres and is located in the eastern one-third of the city. The zone passes through a portion of the Danville Regional Airport and crosses over to the south side of the Dan River.

#### **Jointly Offered Local Incentives**

##### **SITE PURCHASE PRICE DISCOUNTS**

Industrial sites owned or controlled by the county or city and located in the zone will be sold at below market rates to targeted companies.

##### **JOB GRANTS**

Businesses will be eligible to receive \$250 matching grants per job for qualified new job creation.

##### **INVESTMENT GRANT**

A grant against a portion of the machinery and tools tax for qualified investments in the city's portion of the zone and qualified investments in the county's portion of the zone.

##### **DAN RIVER BUSINESS DEVELOPMENT CENTER**

30,000 square foot business incubator space available for technology-based businesses, light manufacturing and service related businesses located in county portion of joint zone.

##### **WORKFORCE TRAINING**

Development of Regional Center for Applied Technology and Training (RCATT) that will offer technology transfer and training programs. Employees of zone businesses receive a 10 percent discount on tuition fees.

##### **SHELL BUILDING PROGRAM**

Public/private effort to construct shell buildings for targeted businesses.

#### **Pittsylvania County Local Incentives**

##### **BUILDING PERMIT FEE WAIVERS**

Building permit fee waivers for new construction or expansions within its portion of the zone.

**SEWER AND WATER CONNECTION FEE REIMBURSEMENTS**

Reimbursement of new water and sewer connection fees for new construction projects of at least 50,000 square feet within its portion of the zone.

**LOCAL SALES TAX REFUND**

Refund of the one percent local sales tax on material purchased in Pittsylvania County for new construction and/or expansions of at least 70,000 square feet that also create 25 new permanent full-time positions.

**Danville Local Incentives**

**PERMIT FEE EXEMPTIONS**

Exemptions from plumbing, building, sign, driveway, connection, electrical, and erosion and sediment control permit fees.

**BUSINESS AND PROFESSIONAL LICENSE (BPOL) FEE REBATE**

A 50 percent rebate on BPOL fees contingent upon an increase in fee as compared to the prior year.

**WATER AND SEWER CONNECTION REIMBURSEMENT**

Reimbursement of fees for new water and sewer connections.

**Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Pittsylvania County  
Pittsylvania County Administrator  
Post Office Box 426  
Chatham, Virginia 24531  
(434) 432-7710

Danville  
Dept. of Community Development  
Post Office Box 3300  
Danville, Virginia 24543  
(434) 799-5261

## **PRINCE GEORGE COUNTY (1990)**

### **VIRGINIA ENTERPRISE ZONE #16**

This zone is composed of two non-contiguous areas totaling 3,770 acres. The first area includes 3,112 acres and begins just west of the U.S. Route 460 and Interstate 296 interchange and travels east along U.S. 460 to Disputanta. The second area includes 658 acres and begins at the Petersburg/ Prince George county line between US 301 and Interstate 95 and travels south approximately one mile. The zone includes mostly industrial and undeveloped land with some commercial and residential uses as well.

#### **Local Incentives**

##### **INDUSTRIAL MACHINERY INVESTMENT GRANT**

A decreasing payment, based on three percent of the investment of new manufacturing equipment, over a five-year period.

##### **BUSINESS LICENSE FEE REBATE**

Waiver of business license fees for five years.

##### **UTILITY CONNECTION FEE WAIVER**

Waiver of connection fees equal to one-half of connection fees that are above \$10,000 but less than \$200,000.

##### **REZONING FEE WAIVER**

Waiver of rezoning fees for new or expanding businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Economic Development  
Post Office Box 68  
Prince George, Virginia 23875  
(804) 733-2680

## **PULASKI COUNTY (1994 AND 1996)**

### **VIRGINIA ENTERPRISE ZONES 25 & 40**

#### **Zone 1 (1994)**

The first Pulaski County enterprise zone consists of 1,669 acres located adjacent to Interstate 81. The zone encompasses the Pulaski County Corporate Center and the Dublin Industrial Park. It also includes a significant amount of vacant land both public and privately owned available for development.

#### **Local Incentives – Zone 1**

##### **REBATE OF WATER AND SEWER CONNECTION FEES**

Rebate of water and sewer connection fees to zone businesses.

##### **REDUCTION OF WATER AND SEWER CHARGES PER MONTH**

Reduction of water and sewer charges for use of more than one million gallons per month.

##### **INDUSTRIAL REVENUE BOND FINANCING**

Industrial revenue bonds are available to manufacturing firms and no fees are charged to qualified businesses.

##### **BUILDING AND EQUIPMENT FINANCING**

Qualified firms within the zone can acquire buildings and equipment through the Industrial Development Authority without incurring debt.

##### **FINANCING OF PUBLICLY OWNED LAND AND A \$2,000 JOB CREDIT**

Qualified firms can receive low interest loans to purchase property in the Pulaski County Corporate Center or Dublin Industrial Park. In addition, each qualifying firm would be provided with a \$2,000 credit for each new job provided and maintained over a ten-year period.

##### **EXPEDITED PERMIT PROCESSING**

Fast-track permitting process for subdivision, zoning, and erosion control permits.

#### **Zone 2 - New River (1996)**

The second zone is located in the eastern portion of the county across the New River from the City of Radford. The 1,564-acre zone encompasses 650 acres of publicly owned industrial property. The remaining acreage is distributed among business/commercial, residential, agricultural, and parking uses.

#### **Local Incentives – Zone 2**

##### **REAL PROPERTY TAX EXEMPTION**

Ten-year exemption of up to 50 percent of real property tax for qualified businesses.

**MACHINERY AND TOOLS TAX INCENTIVE**

An incentive of up to 50 percent of machinery and tools tax.

**REDUCTION OF WATER AND SEWER CHARGES PER MONTH**

Reduction of water and sewer charges for zone businesses using more than one million gallons per month.

**REBATE OF WATER AND SEWER CONNECTION FEES**

Rebate of water and sewer connection fees to zone businesses.

**OFF-BALANCE SHEET FINANCING**

Provide to qualified zone firms the opportunity to pay for building and equipment cost over time without directly incurring debt.

**INDUSTRIAL REVENUE BOND FINANCING**

Industrial revenue bonds to manufacturing firms and no fees charged.

**ACCELERATED DEVELOPMENT PROCESSING**

Fast track permit processing for subdivision, zoning, and erosion control.

**Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

County Administrator's Office  
143 3rd Street, N.W., Suite 1  
Pulaski, Virginia 24301  
(540) 980-7705

## **TOWN OF PULASKI (1996)**

### **VIRGINIA ENTERPRISE ZONE #41**

The zone in the Town of Pulaski includes most of the downtown and the land south of the town railroad tracks. Of the 319.23 acres in the zone, 167 are of single-family residential use, 82 of industrial use, 55 of business and/or commercial use with the remaining land comprised of publicly owned tracts.

#### **Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

A tax exemption on the increase in assessed property value resulting from rehabilitation of commercial and industrial buildings.

##### **MACHINERY AND TOOLS TAX INCENTIVE**

A three-year tax incentive based on the increase in assessed machinery and tools taxes resulting from the addition of machinery and tools used to expand existing operations and a 50 percent tax incentive on new machinery and tools placed in a new zone business.

##### **NEW BUILDING TAX EXEMPTION**

Three-year 50 percent exemption on the assessed value of a new zone building costing at least \$50,000.

##### **BUSINESS LOAN PROGRAM**

Forty percent of the town's funding for this program is designated for qualified zone businesses to provide gap financing.

##### **WAIVER OF REZONING FEES**

Waiver of all fees associated with the rezoning process for zone businesses.

##### **WAIVER OF BUILDING PERMIT FEES**

Waiver of all building permit fees up to \$300 for zone businesses.

##### **BUSINESS OCCUPATION LICENSE FEE REBATE**

Full rebate of occupational license fees for new zone businesses for the first two years of zone designation.

##### **TEMPORARY OFFICE SPACE**

Based on availability, new businesses locating in the New River Valley will be offered free and temporary office space at the New River Valley Community College.

**REIMBURSEMENT OF ARCHITECTURAL AND LANDSCAPING DESIGN COSTS**

The town will reimburse qualified businesses up to \$250 of their architectural design costs when rehabilitating a historic structure and \$250 of their landscaping design costs with the addition of new landscaping.

**HOUSING REHABILITATION LOAN PROGRAM**

Low-interest housing rehabilitation loans available to qualified zone residents.

**HOUSING REHABILITATION TAX EXEMPTION**

A tax exemption on the increase in assessed property value resulting from rehabilitation of qualified residential buildings.

**ECONOMIC DEVELOPMENT STIMULUS PROGRAM**

Special marketing effort to inform zone businesses about county-wide programs that return half of the increase in real estate and machinery and tool taxes over a ten-year period for plant expansions that create 100 new jobs.

**ACCELERATED DEVELOPMENT PROCESSING**

One-stop fast-track business development assistance.

**SECURITY ASSISTANCE**

Security audits for businesses in the zone.

**Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Economic Development

Post Office Box 660

Pulaski, Virginia 24301

(540) 994-8631

**South Zone (1993)**

The South zone consists of 7,268 acres bound by the James River on the north and east, the Chesterfield county line on the south, and the SCL Railroad and Chippenham Parkway on the west. The zone encompasses portions of Midlothian Turnpike and Hull Street Road. The main land uses are industrial, residential, and commercial.

**East Zone (1995)**

The East zone consists of 3,131 acres located in Church Hill/East End and part of Richmond's Central Business District. The East zone includes Fulton Bottom and Shockoe Bottom - the city's original industrial districts, which have flourished for centuries. The East zone contains a variety of land uses, including one of the city's oldest residential neighborhoods, Church Hill. There is also a 249-acre sub-zone in the Stony Point area. The Stony Point sub-zone includes a Class A campus style office complex in addition to developable land.

**North Zone/Henrico County (1995)**

This joint zone consists of 4,237 acres of which 3,421 acres falls within the City of Richmond. The zone is bound by Interstates 95 and 195 on the east and west respectively, and the James River on the south. It incorporates both commercial and industrial areas near Virginia Union University, Cary Street, and Broad Street as well as a portion of the central business district.

The Richmond North Zone is a joint zone with Henrico County and includes a sub-zone in the Nine Mile Road area of Henrico County. This joint zone consists of 4,237 acres of which 816 acres falls within Henrico County. The Henrico County portion of the zone includes 424 acres along the West Broad Street commercial corridor in addition to a 392-acre sub-zone in the Nine Mile Road area. The Nine Mile Road sub-zone is a suburban mixed-use corridor that has experienced substantial disinvestment. The sub-zone includes Highland Springs, a portion of the Nine Mile Road corridor that resembles a small downtown.

**Local Incentives – Offered in all Three Richmond Zones**

**REHABILITATED REAL ESTATE TAX EXEMPTION**

Ten-year exemption on the increased value of a building after rehabilitation for industrial, manufacturing, and commercial properties that are 25 years or older. The increase in value must be at least 60 percent.

**BUSINESS ENTERPRISE ZONE LOAN (BEZL) PROGRAM**

Multi-purpose revolving public/private loan pool providing short and long term financing to small businesses that are unable to access traditional capital.

**MACHINERY AND TOOLS GRANT**

A one-time grant based on the increase in the machinery and tools tax assessment up to \$2 million.



**EMPLOYMENT ASSISTANCE GRANT**

A one-time grant of up to \$5,000 based on job creation.

**BUSINESS LOCATION GRANT**

A one-time grant to businesses new to the city to cover relocation costs up to \$30,000.

**DEVELOPMENT FEE REBATE**

A rebate for permits associated with the renovation or construction of commercial facilities. Either the type and square footage of commercial property or the length of property vacancy prior to occupancy determines the amount of the rebate.

**PUBLIC LOAN FINANCING APPLICATION FEE REBATE**

A loan application fee rebate to zone businesses receiving public financing. The rebate is provided to approved loan recipients for application, first year guaranty and/or administrative fees up to a total of \$500.

**VENDOR DEVELOPMENT PROGRAM**

Provides emerging small businesses with technical and bonding assistance and helps them participate in the city's procurement program.

**Local Incentives – Offered in Henrico County****ACCELERATED DEVELOPMENT PROCESSING**

Fast track plan review and approval processing for major development activities within the zone.

**REHABILITATION REAL ESTATE TAX EXEMPTIONS**

A seven-year tax exemption on the increase in assessed property value resulting from certain rehabilitation work on commercial, industrial, and multifamily real estate.

**COMMERCIAL INDUSTRIAL REHABILITATION GRANTS**

Individual grants covering up to 33 percent of the renovation costs of commercial or industrial real property or \$30,000, whichever amount is lower. Individual grants may not exceed \$250,00 per year.

**EMPLOYMENT AND ASSISTANCE TRAINING**

Referral of qualified applicants and related training within the Capital area.

**ARCHITECTURAL ASSISTANCE PROGRAM**

Professional design assistance for façade and exterior improvements, including landscaping.

**FIRE SAFETY SEMINARS FOR BUSINESSES**

Free on-site seminars provided on a variety of fire safety topics.

### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

Businesses can request an in-depth analysis of existing industrial or commercial sites and proposed plans to identify steps to reduce crime.

### **COMMERCIAL REVITALIZATION STAFF**

A hired staff of professionals will be available to provide design and technical assistance to zone businesses.

### **TRAINING SEMINARS FOR HIGHLAND SPRINGS BUSINESSES**

Periodic training seminars and training available.

### **PLAN REVIEW/PERMIT FEE WAIVERS**

## **Local Contacts**

Contact the zone administrators for more information on local incentives and the boundaries of these zones.

City of Richmond  
Office of Economic Development  
501 East Franklin Street, Suite 800  
Richmond, Virginia 23219  
804-646-5633

Henrico County  
Planning Department  
P.O. Box 27032  
Richmond, Virginia 23273-7032  
804-501-5852

## **ROANOKE (1996)**

### **VIRGINIA ENTERPRISE ZONE 42**

Roanoke's zone is 1,245.99 acres and contains the largest inventory of vacant industrial tracts within the city. The zone contains large quantities of industrial, business/commercial, single-family residential, local public and vacant land uses.

#### **Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Real estate tax exemption for substantial rehabilitation, renovation, or replacement of commercial or industrial buildings, 15 years or older if specified criteria are met.

##### **WAIVER OF WATER, FIRE, AND SEWER HOOK-UP FEES**

Waivers for qualified businesses based on investment in new construction or rehabilitation of an existing structure.

##### **BUILDING FAÇADE IMPROVEMENT GRANT**

Façade grant up to 33 percent of renovation costs, capped at \$25,000

##### **LOCAL DEVELOPMENT FEE WAIVER**

Waiver of local development fees to qualified businesses.

##### **ARCHITECTURAL ASSISTANCE**

Assistance in development of reuse projects especially those involving federal and local tax incentives to qualified businesses.

##### **JOB TRAINING GRANTS**

Employment services and training options for qualified industrial expansion or relocation.

##### **WATER AND SEWER LINE EXTENSIONS**

Available in part of Census Tract 6.98.

##### **ARCHITECTURAL ADVISORY ASSISTANCE**

Architectural advisory assistance for existing industrial facility rehabilitation and new facility construction.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of these zones.

Department of Economic Development  
111 Franklin Plaza, Suite 200  
Roanoke, Virginia 24011  
(540) 853-2715

## **ROCKY MOUNT (1994)**

### **VIRGINIA ENTERPRISE ZONE #23**

The Town of Rocky Mount enterprise zone consists of 319 acres and encompasses the central business district corridor, businesses along North and South Main Street, in addition to the Rocky Mount Industrial Park. Predominant land uses in the zone are residential and commercial, with some industrial sites.

#### **Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

A five-year exemption on the increased assessed property value to qualified businesses.

##### **PERSONAL PROPERTY TAX EXEMPTION**

A five-year exemption on the increased personal property value to qualified businesses.

##### **FEE WAIVERS**

Waiver of town permitting fees, sewer and water hook-up fees.

##### **FACADE RENOVATION LOANS**

Low interest rates loans for facade renovation.

##### **RESIDENTIAL REHABILITATION LOANS**

Low interest rates loans for rehabilitating residential property.

##### **BUSINESS LICENSE FEE REBATES**

Rebate of business license fees to qualified businesses.

##### **JOB TRAINING ASSISTANCE**

Special job training programs for zone businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Assistant Town Manager  
345 Donald Avenue  
Rocky Mount, Virginia 24151  
(540) 483-0907

## **SCOTT COUNTY (1996)**

### **VIRGINIA ENTERPRISE ZONE #43**

Scott County's zone is located in the western part of the county near the Lee-Scott county line at the intersection of US 23 and Route 58/421. It encompasses the Duffield Industrial Park, a joint venture by the Counties of Lee, Scott, and Wise and the City of Norton. Of the 3,840 acres in the zone, 79 percent is agricultural or undeveloped land.

#### **Local Incentives**

##### **REAL ESTATE AND MACHINERY AND TOOLS TAX INCENTIVE**

Incentive against real estate and machinery and tools taxes based on new job creation and wage rate levels.

##### **WAIVER OF BUILDING PERMIT FEES**

Waiver of building permit fees based on new job creation.

##### **REDUCTION ON COST OF REAL ESTATE PROPERTY**

Reduction in asking price on a per acre basis of industrial real estate based on jobs per acre and wage rate levels.

##### **WAIVER OF INSTALLATION FEES FOR INTERNET ACCESS**

Waiver of installation fees for internet access through MountainNet.

##### **USE OF RELEASE TIME OR TRAINING COSTS IN WAGE RATE CALCULATION**

Any release time or monies spent on education or training can be calculated into the average wage rate level for that employee.

##### **CUSTOMIZED TRAINING**

Provide customized training and free Test of Adult Education assessments upon request.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Economic Development Office  
112 Water Street, Suite 1  
Gate City, Virginia 24251  
(276) 386-6521

## **SMYTH AND WASHINGTON COUNTIES, CHILHOWIE AND GLADE SPRING (2000) VIRGINIA ENTERPRISE ZONE #51**

This joint zone consists of two noncontiguous areas totaling 4,043 acres (560 acres in Smyth County, 2,876 acres in Washington County, 318 acres in the Town of Chilhowie, and 289 acres in the Town of Glade Spring). The main zone begins in just west of Seven Mile Ford in Smyth County to Glade Spring in Washington County. The Glade-Highlands Industrial Park is located within the main zone. The satellite zone is located between Abingdon and Bristol and contains the Bristol-Washington County Industrial Park. Both zones run parallel to Interstate 81 and contain industrial, commercial, residential, and vacant land.

### **Jointly Offered Local Incentives**

#### **REAL ESTATE REHABILITATION TAX EXEMPTION**

A nine-year decreasing exemption on the increase in assessed property value resulting from rehabilitation of older commercial or industrial real estate. Available for structures 15 years and older in Smyth County and Chilhowie and structures 25 years and older in Washington County and Glade Spring.

### **Smyth County Local Incentives**

#### **ECONOMIC STIMULUS GRANT**

A three-year grant provided to companies that make new machinery and equipment investments and create new jobs.

#### **BUILDING PERMIT FEE WAIVER**

Waiver of building permit fees for industrial and commercial buildings.

#### **TARGETED TECHNICAL ASSISTANCE FOR APPAREL COMPANIES**

Provision of special attention and assistance to existing apparel/ textile companies in the zone.

### **Chilhowie Local Incentives**

#### **WATER AND SEWER FEE CREDITS**

Five-year declining credit against water and sewer fees based on number of new jobs created for new and expanding businesses.

#### **WATER AND SEWER HOOK-UP FEE WAIVER**

Waiver of fee to connect water and sewer for new businesses locating in the zone.

**BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX CREDIT**  
Five-year declining credit on BPOL tax for businesses creating new jobs in the zone.

### **Washington County Local Incentives**

**BUILDING PERMIT AND REZONING FEE WAIVER**

Building permit fees and rezoning fees waived for Class IV construction and rehabilitation of commercial and industrial structures.

**WAIVER OF APPLICATION FEES FOR INDUSTRIAL REVENUE BOND FINANCING**

Waiver of application fees for industrial revenue bond financing based on amount being issued.

**REDUCTION IN PURCHASE PRICE OF IDA LAND**

IDA property will be sold at lower costs for businesses meeting certain hiring, wage rate, and investment levels.

### **Glade Spring Local Incentives**

**BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX CREDIT**

Five-year declining credit on the BPOL tax for businesses creating new jobs in the zone.

### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Mount Rogers Planning District Commission  
1021 Terrace Drive  
Marion, Virginia 24354  
(276) 783-5103

## **SOUTH HILL (1985)**

### **VIRGINIA ENTERPRISE ZONE #12**

The South Hill enterprise zone encompasses a 312-acre corridor along U. S. Route 1, and it is the first of two zones within the town limits (see page 34 for information on the Mecklenburg County, South Hill and Lacrosse zone). Land use in the zone is a blend of predominantly commercial, industrial and residential, each found in clusters along the corridor. The zone encompasses a 65-acre industrial park. There is also considerable acreage available for development.

#### **Local Incentives**

##### **MACHINERY AND TOOLS TAX INCENTIVE**

Five-year incentive against a portion of the machinery and tools tax to qualified businesses.

##### **SEWER AND WATER CONNECTION FEE WAIVER**

Reduction or waiver of sewer and water connection fees to qualified businesses.

##### **CLASSIFIED BUSINESS AND PROFESSIONAL LICENSE (BPOL) FEE REDUCTIONS**

Reduction in classified BPOL fees to qualified businesses.

##### **UTILITY SERVICE IMPROVEMENTS**

Case-by-case improvements to utility service to qualified businesses.

##### **LAND ACQUISITION PROGRAM**

Land available at fair market value or less to qualified businesses for new construction.

##### **INDUSTRIAL TRAINING ASSISTANCE**

Employee training programs for new or expanding businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Town Manager's Office  
211 S. Mecklenburg Avenue  
South Hill, Virginia 23970  
(434) 447-3191



## **STAUNTON (1990)**

### **VIRGINIA ENTERPRISE ZONE #17**

The Staunton enterprise zone consists of 567.77 acres along the West Beverly Street corridor from the western corporate limits through the central business district (CBD) with the addition of the Greenville Avenue corridor. The zone is largely commercial with some industrial use. The zone also has a significant residential component with much upper story housing development in the CBD, as well as other single-family, duplex, and multifamily units throughout the zone.

#### **Local Incentives**

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Five-year tax exemption on the increase in assessed property value from rehabilitation of commercial or industrial real estate for qualified businesses.

##### **MACHINERY AND TOOLS TAX INCENTIVE**

Five-year incentive against the machinery and tools tax to qualified businesses.

##### **BUSINESS, PROFESSIONAL AND OCCUPATIONAL LICENSE (BPOL) FEE REBATES**

Five-year 100 percent rebate of BPOL fees to qualified businesses.

##### **CITY PERMIT FEE WAIVERS**

Waiver of fees for businesses for the following permits: building, renovation, plumbing, electrical, mechanical, sign, special use, rezoning and water and sewer connections.

##### **LOW INTEREST LOAN POOL FOR PHYSICAL IMPROVEMENTS**

Low interest loans to qualified businesses for certain physical improvements.

##### **UTILITY TAX WAIVER**

Five-year waiver of local utility tax for qualified businesses.

##### **FACADE AND SIGNAGE DESIGN ASSISTANCE**

Reduced costs design assistance to property owners.

##### **FEDERAL REHABILITATION TAX CREDIT ASSISTANCE**

Assistance in applying for federal rehabilitation tax credits for qualified structures.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Economic Development  
Post Office Box 58  
Staunton, Virginia 24402  
(540) 332-3869

## **SUFFOLK (1990) VIRGINIA ENTERPRISE ZONE #18**

This zone consists of 3,310 acres encompassing a blend of land uses. Included are the downtown, an industrial area containing peanut processing and storage facilities, and an older residential neighborhood that has state and federal historic district designation. The predominant land uses in the zone are residential, industrial, agricultural or undeveloped, and commercial.

### **Local Incentives**

#### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Exemption on the increase in assessed property value resulting from certain rehabilitation of commercial, industrial or residential real estate.

#### **MACHINERY AND TOOLS TAX INCENTIVE**

Five-year decreasing incentive against the machinery and tools tax to qualified businesses.

#### **BUILDING PERMIT FEE REDUCTION**

One-year 50 percent reduction of building permit fees to qualified businesses.

#### **BUSINESS, PROFESSIONAL AND OCCUPATIONAL LICENSE (BPOL) TAX EXEMPTION**

Five-year decreasing exemption from BPOL tax to qualified businesses.

#### **LOCAL UTILITY TAX REDUCTION**

Five-year decreasing reduction in the local utility tax to qualified businesses.

#### **BUSINESS SECURITY ASSISTANCE**

Security audits for businesses.

### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Department of Economic Development  
201 North Main Street, Suite B  
Suffolk, Virginia 23434  
(757) 923-3620

## **TAZEWELL COUNTY (1996)**

### **VIRGINIA ENTERPRISE ZONE #44**

Tazewell County's zone is composed of two noncontiguous areas, Bluefield and Wardell, which total 2,800 acres. The Bluefield area is located in the eastern end of the county near the Route 460 bypass and is adjacent to the corporate limits of the Town of Bluefield. The Wardell area is located in the western end of Tazewell and is adjacent to Southwest Virginia Community College. Each area contains large tracts of unused public or agricultural land.

#### **Local Incentives**

##### **IDA GRANT--REAL ESTATE**

Three-year grant of up to 100 percent of the real estate tax based on the number of jobs created.

##### **IDA GRANT--MACHINERY AND TOOLS**

Three-year grant of up to 100 percent of the machinery and tools tax based on the number of jobs created.

##### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Three-year exemption of up to 100 percent of real estate tax based on the number of jobs created.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Office of Economic Development  
320 E. Main Street  
Tazewell, Virginia 24651  
(276) 988-1270

## **WARREN COUNTY (1996)**

### **VIRGINIA ENTERPRISE ZONE #45**

This 1,199.65-acre zone is located in the northern half of Warren County just three miles north of the Town of Front Royal. It is bound by the Virginia Inland Port, US Route 340/522 north, Norfolk and Western rail line, and State Route 661.

#### **Local Incentives**

To qualify for these incentives, businesses must invest at least \$2.5 million and create 25 jobs.

##### **BUSINESS AND OCCUPATIONAL LICENSE FEES**

A five-year decreasing exemption of business and occupational license fees for businesses.

##### **REBATE ON BUILDING PERMIT, ZONING, AND PLANNING FEES**

A rebate of 50 percent of all planning, zoning and building permit fees for work done in first five years of location within the zone.

##### **ACCELERATED REVIEW PROCESS**

An accelerated review and approval process for necessary approvals and permits.

##### **FINANCIAL PACKAGING ASSISTANCE**

Assistance with financial packages and grant applications.

##### **LABOR POOL INFORMATION**

Available labor pool information provided to businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Warren County EDA  
Post Office Box 445  
Front Royal, Virginia 22630  
(540) 635-2182

## **WAYNESBORO (1988)**

### **VIRGINIA ENTERPRISE ZONE #14**

The Waynesboro enterprise zone consists of 604 acres along the South River. The zone includes the central business district and substantial industrial acreage. Industrial and commercial land uses predominate, although the zone encompasses several residential areas. Developable acreage is available throughout the zone.

#### **Local Incentives**

##### **BUSINESS AND PROFESSIONAL OCCUPATIONAL LICENSE FEE REBATE**

Five-year decreasing rebate of business and professional occupational license fees to qualified businesses.

##### **CITY PERMIT FEE WAIVER**

Waiver of fees for businesses and multi-family developments for the following city permits: building, zoning and development for renovations or new construction costing \$25,000 or more.

##### **WATER AND SEWER CONNECTION FEE WAIVERS**

Waiver of water and sewer connection fees for businesses and multi-family developments for renovations or new construction costing \$25,000 or more.

##### **RENTAL REHABILITATION PROGRAM**

Fifty percent grants available to qualified properties for rehabilitation.

##### **LOAN PACKAGING AND TECHNICAL ASSISTANCE**

Loan packaging and technical assistance for businesses located within the zone.

##### **EMPLOYMENT AND TRAINING ASSISTANCE**

Employment and training service for businesses.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

Office of Economic Development  
Post Office Box 1028  
Waynesboro, Virginia 22980  
(540) 942-6779

## **WISE COUNTY (2000)**

### **VIRGINIA ENTERPRISE ZONE #52**

The Wise County enterprise zone consists of two non-contiguous areas. The larger area contains 3,136 acres. Within this area is the 300-acre Lonesome Pine Regional Business and Technology Park, which is adjacent to Lonesome Pine Airport. The smaller area contains 550 acres and is adjacent to the Town of Coeburn.

#### **Local Incentives**

##### **BUILDING PERMIT FEE WAIVERS**

Waiver of building permit fees to qualified businesses based on new job creation.

##### **REDUCTION IN PER-ACRE LAND PRICE**

For property in the Business and Technology Park and the Toms Creek/ Dale Ridge site based on number of jobs per acre and wage rate levels.

##### **REDUCTION IN COSTS ASSOCIATED WITH PREPARING SITES FOR CONSTRUCTION**

Sites at the Business and Technology Park and Toms Creek/ Dale Ridge site will be prepared at reduced or no cost, based on performance agreements.

##### **REAL ESTATE AND MACHINERY AND TOOL TAX INCENTIVES**

Ten-year decreasing incentives against the real estate and machinery and tools taxes based on the number of new jobs created.

##### **CUSTOMIZED TRAINING**

Customized training and regular course of study through University of Virginia's College at Wise and Mountain Empire Community College, as needed.

#### **Local Contact**

Contact the zone administrator for more information on local incentives and the boundaries of this zone.

County Administrator's Office  
Post Office Box 570  
Wise, Virginia 24293  
(276)-328-2321

## **WYTHE AND CARROLL COUNTIES (1985)**

### **VIRGINIA ENTERPRISE ZONE #11**

The Wythe-Carroll joint enterprise zone consists of 3,794 acres. Of this total 1,856 acres run along the New River in the community of Ivanhoe, which extends into both counties. A noncontiguous subzone of 1,938 acres is located in Wythe County and includes the Progress Industrial Park and surrounding areas. The entire zone acreage within Wythe County is 3,229, including the Ivanhoe subzone. The 175-acre Ivanhoe Industrial Park is located in the zone, as well as several clusters of business-commercial uses. There is extensive acreage available for new development. The Carroll County portion of the zone spans 565 acres.

### **Jointly Offered Local Incentives**

#### **REHABILITATED REAL ESTATE TAX EXEMPTION**

Nine-year decreasing tax exemption of the increase in assessed property value of certain rehabilitation of commercial or industrial real estate.

#### **LAND AVAILABILITY**

Land located within the Wythe-Carroll Industrial Park will be available at 75 percent of the fair market value for qualified development.

#### **BUSINESS, PROFESSIONAL, AND OCCUPATIONAL LICENSE (BPOL) TAX CREDITS**

Five-year decreasing credit on the BPOL tax to qualified businesses.

#### **BUILDING PERMIT FEE WAIVERS**

Waiver of building permit fees to qualified businesses.

### **Wythe County Local Incentives for Progress Park Subzone**

#### **WATER AND SEWER CONNECTION FEE WAIVER AND RATE CREDITS**

Waiver of water and sewer connection fees and credit on water and sewer rates based on number of new jobs created and capital investment made.

### **Local Contact**

Contact the zone administrators for more information on local incentives and the boundaries of this zone.

Wythe County  
Joint IDA of Wythe County, Wytheville  
and Rural Retreat  
Post Office Box 569  
Wytheville, Virginia 24382  
(276) 223-3370

Carroll County  
Economic Development Office  
605-1 Pine Street  
Hillsville, Virginia 24343  
(276) 728-3331